



115 Barclay Way

Livingston EH54 8HA

Offers Over £129,000

**Caesar & Howie**  
*Solicitors & Estate Agents*





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An ideal first time buy or investment property is offered from this spacious and popular style end terraced villa in well established and sought after area. It will provide comfortable family accommodation, with well proportioned rooms throughout and excellent further potential. Sizable fully enclosed garden to rear. The location has easy access to public transport, local amenities, schools, town centre and rail station. Early/flexible entry is available. Chain free.

- **Entrance & Hallway**
- **Spacious lounge**
- **Rear vestibule/storage**
- **Fitted kitchen**
- **Three bedrooms**
- **Bathroom**
- **Large eaves storage areas**
- **Double Glazing**
- **Electric heating**
- **Attractive good size gardens**
- **Shared parking nearby**
- **Council Tax Band B**



Viewings: Strictly by appointment through Caesar & Howie on 01506 435306 or email [property@caesar-howie.co.uk](mailto:property@caesar-howie.co.uk)

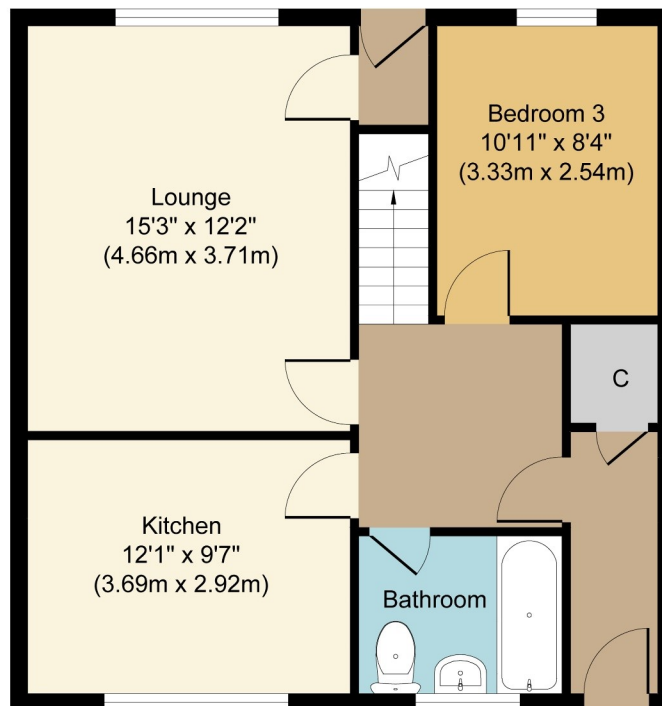




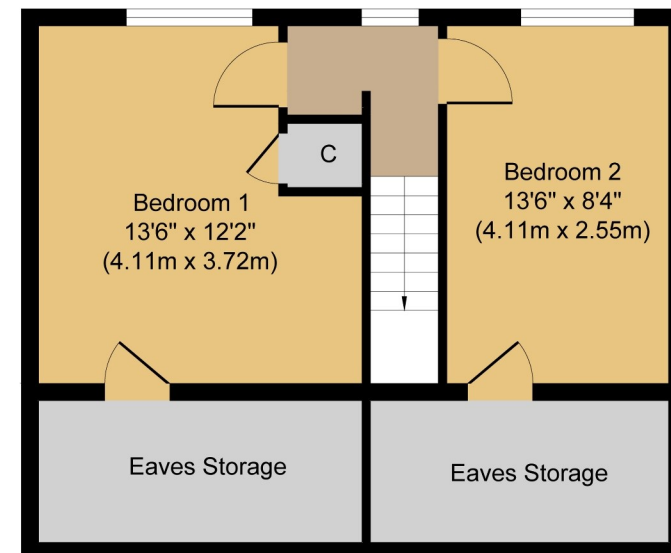
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Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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